



200901280040

Skagit County Auditor

Name: Cathleen G. Sabatinos

1/28/2009 Page 1 of 5 11:17AM

Address: 7796 Wilderness Dr.City and State: Concrete, WA 98273

Tax Account Number: P107752

Escrow #: JM-1500

**QUIT CLAIM DEED**

THE GRANTOR Sylvia E. Giddings and Charles Mayhew Giddings II, as Co-Trustees of the Survivors Trust Created under the Giddings Trust dated March 18,, 1993

for and in consideration of distribution of trust asset without consideration

conveys and quit claims to Cathleen G. Sabatinos, a single woman,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

Tract 3, of Skagit County Short Plat No. 91-070, approved February 11, 1994 in Volume 11 of Short Plats, Page 60, records of Skagit County, Washington, being a portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 8, Township 35 North, Range 6 East, W.M.

TOGETHER WITH a non-exclusive easement for road purposes over and across a 60-foot wide strip of land described on Auditor's File No. 785533, as established therein.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the North 30 feet of Lot 4 of said Short Plat No. 91-070.

Subject to matters of record.

Dated this 5th day of January, 2009.

Co-Trustees:

Sylvia E. Giddings  
Sylvia E. Giddings

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#229  
JAN 28 2009

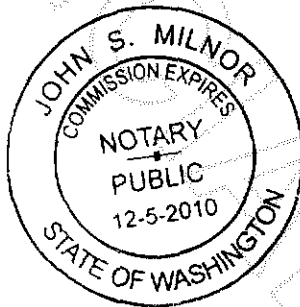
Amount Paid \$40  
By Charles Mayhew Giddings II  
Skagit Co. Treasurer  
Deputy  
Charles Mayhew Giddings II

STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Sylvia E. Giddings  
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she  
was authorized to execute the instrument and acknowledged it as the Co-Trustee  
of  
The Survivors Trust created under the Giddings Trust dated  
March 18, 1993  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



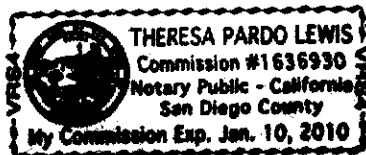
John S. Milnor  
Notary Public in and for the State of Washington,  
residing at Mukit Vernon  
My appointment expires 12-5-10

<sup>California</sup>  
STATE OF WASHINGTON, }  
County of San Diego } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Charles Mayhew Giddings II  
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she  
was authorized to execute the instrument and acknowledged it as the Co-trustee  
The Survivors Trust created under the  
Giddings Trust dated March 18, 1993  
of  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Theresa Pardo Lewis  
Notary Public in and for the State of Washington, <sup>California</sup>  
residing at 2805 East 7th St, Annandale  
My appointment expires January 10, 2010 <sup>CALIF.</sup>



200901280040  
Skagit County Auditor



**GUARDIAN NORTHWEST TITLE & ESCROW** Formerly First American Title Company of Skagit County

1301-B Riverside Drive / PO Box 1667, Mount Vernon, WA 98273  
Toll Free: 800-869-7045 Phone: 360-424-0115 Fax: 360-424-5885 www.gnwttitle.com

**DISCLOSURE NOTICE/APR 12**

JM-1500

Dated: January 5, 2009

Guardian Northwest Title Company has been requested to participate in this transaction.

The officer responsible to oversee said transaction is certified under the Limited Practice Rule as set forth by the Washington Supreme Court. The Limited Practice Officer may select, prepare and complete documents in forms as approved by the Limited Practice Board for use in preparing a deed or other transfer of real or personal property, such documents shall be limited to deed, real estate tax affidavits and other documents approved by the Board with the concurrence of the Washington Supreme Court.

In connection with the Limited Practice Officer's selection, preparation and completion of the documents as required in this request, we wish to advise you of the following:

1. The Limited Practice Officer is not acting as the advocate or representative of either (or any) of the parties.
2. The documents prepared by the Limited Practice Officer will affect the legal rights of the parties.
3. The parties' interests in the documents may differ.
4. The parties have a right to be represented by lawyers of their own selection.
5. The Limited Practice Officer cannot give legal advice as to the manner in which the documents affect the parties.

**YOUR SIGNATURE HEREIN ON THE REVERSE FORM INDICATES THAT YOU DO NOT WISH TO HAVE YOUR DOCUMENTS AND INSTRUMENTS PREPARED BY AN ATTORNEY.**

All of the documents that have been, or will be prepared in connection with this transaction will be available for review by each party and/or their respective lawyers prior to their execution. To review documents, please contact the Limited Practice Officer.

**IF YOU DO NOT UNDERSTAND THIS TRANSACTION, PLEASE SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL. THE LIMITED PRACTICE OFFICER CAN NOT GIVE YOU LEGAL ADVICE.**

Guardian Northwest Title Company  
Agents for First American Title Insurance Co.

By:

John S. Milnor for  
Gale A. Hickok  
LPO Number 576

OVER-> ->



200901280040

Skagit County Auditor

**AGREEMENT AND LIMITED CLOSING INSTRUCTIONS BETWEEN RELATIVES  
AND/OR ADJOINING LANDOWNERS** DATED: 1/5/9 JM-15

DATED: 1/5/9 JM- 1500

Grantors: Sylvia E. Giddings and Charles Mayhew Giddings II, Co-Trustees

Grantees: Cathleen G. Sabatino

The Grantors shown above hereby agree to convey to the Grantees without consideration the fee X, fee and easement \_\_\_\_\_, or easement \_\_\_\_\_ property described on the documents drafted pursuant to these instructions. This conveyance will be made without monetary consideration for one or more of the following reasons:

       The proposed deed is a minor boundary line adjustment.

           The proposed deed is an easement.

X The Grantor and Grantee are related as follows: Siblings

x Other: Trustees and beneficiary

**The property to be conveyed is described as follows:**

As attached hereto.

X By legal description provided by AFN 2006 11170033

By legal description drafted by Guardian Northwest Title Company pursuant to verbal instructions given it by \_\_\_\_\_, The Grantors and Grantees jointly retain liability for any such instructions that do not include a survey and which are not accompanied by attached written instructions.

The tax account number(s) of the property to be conveyed is/are P107752

Evidence of title to paid by the Grantor \_\_\_\_\_ or the Grantee X is requested as follows:

X None      \_\_\_\_\_ Standard Policy      \_\_\_\_\_ A Limited Policy      \_\_\_\_\_ Other

Monetary Encumbrances, if any, are to be handled by the Grantors and/or the Grantees without the assistance of Guardian Northwest Title Company.

The proposed deed form shall be a Quit Claim Deed X or it shall be a Warranty Deed \_\_\_\_\_

*The undersigned Grantors and Grantees having read the Disclosure Notice/APR 12 on the reverse hereby request that Guardian Northwest Title Company draft both the deeds(s) contemplated above and a Real Estate Excise Tax Affidavit(s), if needed. The Grantors and Grantees hereby inform Guardian Northwest Title Company that they have had adequate time to consult with legal counsel and such other advisors as they desire. Guardian Northwest Title Company is NOT being asked to close a real estate sale; it is only being asked to complete documents pursuant to the above instructions.*

**Grantors:**

Sylvia C. Siftings  
Charles Francis Siftings

Charles Francis Smith

**Grantees:**

*Cathartes aura*

*(When Grantors and Grantees are identical they need six)*



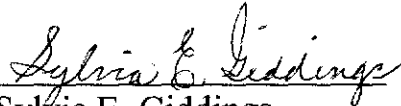
**Skagit County Auditor**

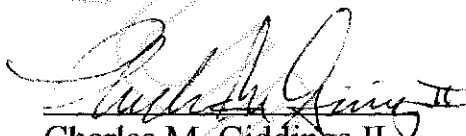
Sylvia Elaine Giddings  
7796 Wilderness Drive  
Concrete, WA 98237  
360-853-9120

Charles Mayhew Giddings II  
3725 Sarasona  
Bonita, CA 91902  
619-479-3221

RE: Transfer of real property located at 7796 Wilderness Drive, Concrete, WA.  
Legal description: Tract 3 of Skagit County SP No. 91-070, approved 2-11-94 in  
Volume 11 of SP Page 60 records of Skagit County WA being a portion of the  
SWSE of 8-35-6

We, Sylvia Elaine Giddings and Charles Mayhew Giddings II, as co-trustees of  
Giddings Trust dated March 18, 1993, do distribute above said portion of the  
trust to Cathleen Giddings Sabatinos without consideration or debt.  
Other beneficiaries, Charles Mayhew Giddings II, and Leland Mervin Giddings,  
of the trust shall receive equal distribution of the trust as principle.  
The equal distribution of the revocable living trust at this time is being gifted to  
the beneficiaries.

  
Sylvia E. Giddings

  
Charles M. Giddings II



200901280040  
Skagit County Auditor

1/28/2009 Page

5 of

5 11:17AM